

Council/Agency Meeting Held: _____	City Clerk's Signature _____
Deferred/Continued to: _____	
<input type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Denied	
Council Meeting Date: 7/16/2007	Department ID Number: PW 07-036

CITY OF HUNTINGTON BEACH REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

SUBMITTED BY: *Penelope Cullbreth Graft*
 PENELOPE CULBRETH-GRAFT, DPA, CITY ADMINISTRATOR

PREPARED BY: TRAVIS HOPKINS, PE, ACTING DIRECTOR OF PUBLIC WORKS
 ENGINEERING

SUBJECT: Approve the Release of the Guarantee and Warranty Bond for Tract No. 15816 (Beachside)

Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)
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Statement of Issue: Sufficient time has elapsed since the acceptance of improvements for Tract No. 15816 (Beachside) located at the northeast corner of Beach Boulevard and Atlanta Avenue. The Guarantee and Warranty Bond provided by the developer, William Lyon Homes, Inc., a California Corporation, as the security furnished for guarantee and warranty of improvements, is eligible for release. The public improvements constructed consists of the domestic water system and appurtenances and sewer system and appurtenances, within the private streets, and the storm drain system and appurtenances and the sewer system located within Beach Boulevard and Atlanta Avenue.

Funding Source: No funds are required for this action.

Recommended Action: Motion to:

1. Release Guarantee and Warranty Bond No. SU5016929, the security furnished for guarantee and warranty of improvements for Tract No. 15816 (Beachside); and,
2. Instruct the City Clerk to notify the developer, William Lyon Homes, Inc., a California Corporation, of this action, and the City Treasurer to notify the Surety, Arch Insurance Company, of this action.

Alternative Action(s): Deny the recommended actions.

E-7

REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: 7/16/2007

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Analysis: On November 21, 2005, the City Council accepted the improvements constructed and dedicated for public use for Tract No. 15816 (Beachside) and accepted the Guarantee and Warranty Bond No. SU5016929 as the security for the guarantee and warranty of the improvements consisting of the domestic water system and appurtenances and sewer system and appurtenances within the private streets, and the storm drain system and appurtenances and the sewer system located within Beach Boulevard and Atlanta Avenue. The required time period has elapsed and the City Engineer has determined that the improvements have been constructed in substantial compliance with the approved plans and specifications, and recommends release of the security.

California Government Code Section No. 66499.3(d) requires that the security for the guarantee and warranty of the improvements be posted upon acceptance of the public improvements, and the security remains in effect for a period of one year.

Following is a list of project data:

Developer: William Lyon Homes, Inc.
4490 Von Karman Avenue
Newport Beach, CA 92660-2008

Subdivider: Atlanta and Beach, L.P.
C/o William Lyon Homes, Inc.
(Same address as above)

Engineer: Hunsaker and Associates
Three Hughes
Irvine, CA 92618

Surety Co: Arch Insurance Company
One Liberty Plaza, 53rd Floor
New York, NY 10006

Location: Northeast corner of Beach Boulevard and Atlanta Avenue

Zone: RM (Residential Medium Density)

Strategic Plan Goal: (I-1). Improve the City's plan for funding and completing infrastructure needs, and develop strategies for resolving crucial infrastructure problems to preserve the physical foundation of the community and enable the community's value to grow.

Public Works Commission Action: Not required.

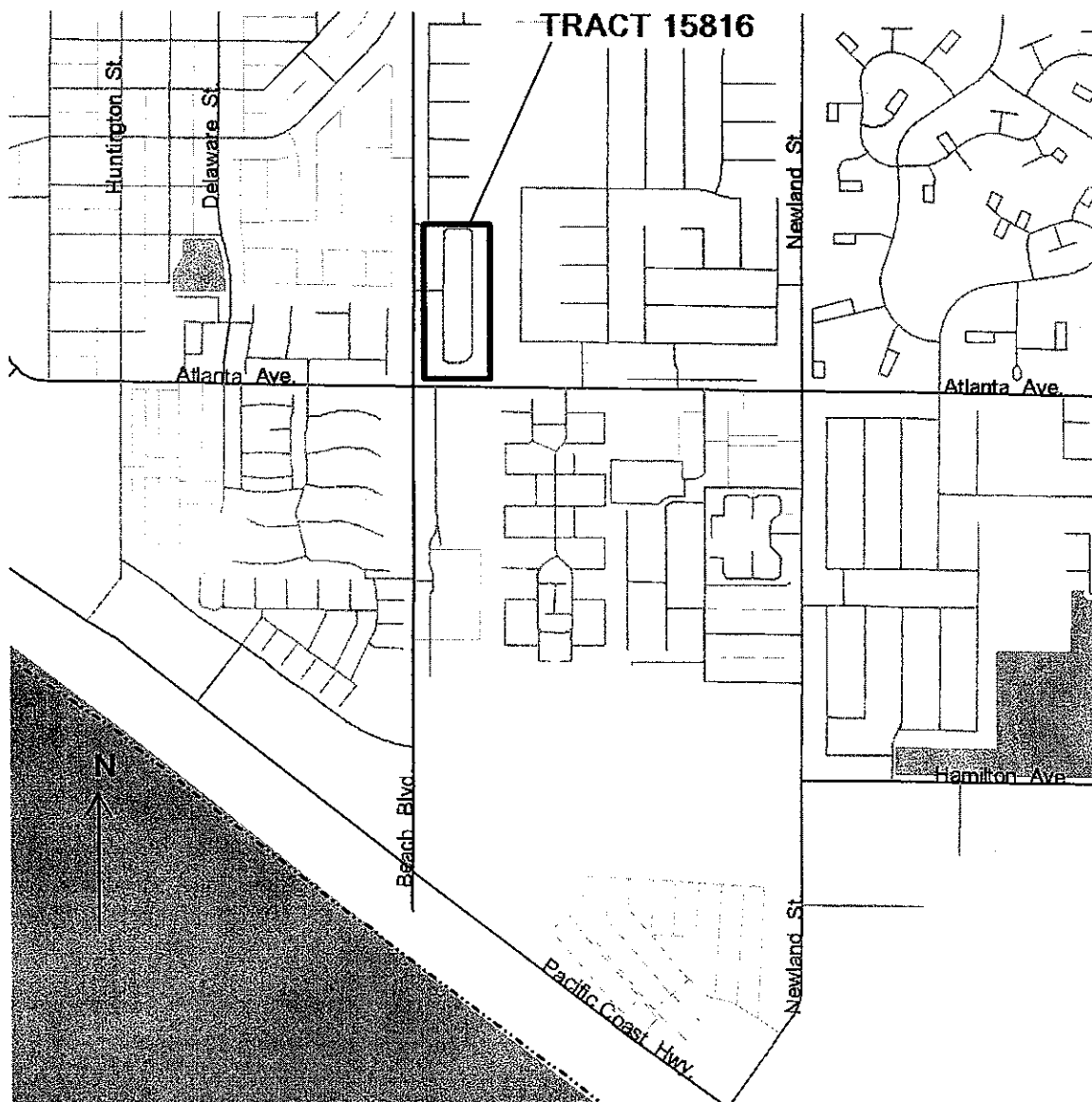
Environmental Status: This recommended action is a ministerial act, and is exempt from the requirements of the California Environmental Quality Act, pursuant to State CEQA Guidelines, California Administrative Code, Title 14, Chapter 3, Section 15268(b).

Attachment(s):

City Clerk's Page Number	No.	Description
3	1.	Location Map – Tract No. 15816

E7.3

ATTACHMENT #1



E7.4

LOCATION MAP TRACT 15816